



Holters
Local Agent, National Exposure

4 Irfon Bridge Close, Builth Wells, Powys, LD2 3LD

Offers in the region of £469,950



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As townhouses go this is a show stopper! Lovingly maintained and updated since it was purchased from new in 1984 this fantastic property is located in the highly desirable location of Irfon Bridge Close. With the most wonderful private gardens, this house has it all!

Property Features

- A Fabulous Detached Townhouse
- In a Highly Desirable Location
- Maintained to an Impeccable Standard
- Wonderful, Private Gardens
- Four Double Bedrooms
- Three Reception Rooms
- Bathroom & Ground Floor Shower Room
- Modern Heating & Double Glazing
- Garage & Parking
- EPC C

The Property

4 Irfon Bridge Close is a fabulous detached townhouse, which is in a highly desirable location within the popular market town of Builth Wells. Built in 1984 and occupied by the sellers since, the property has been maintained to an impeccable standard, updated and maintained to the highest order. The house stands in the most wonderful gardens. The care and attention that has been shown in the gardens is very impressive. Internally the property offers four double bedrooms, three reception rooms and a fantastic south facing pergola enjoying the idyllic setting. The house has been maintained superbly with the boiler serviced annually, cavity wall insulation installed, PVC double glazed windows fitted on 2017, together with replacement PVC soffits and fascia boards. The heating is controlled by a Hive system helping to make the property as energy efficient as possible.

As you step through the front door you enter the main hall with a stair to the first floor and galleried landing above.

There is a useful walk-in cloakroom to the side and from the hall you have access to the three reception rooms. Firstly, the lounge which is on the right spans the depth of the house with large windows to the front and rear providing a light aspect and a lovely outlook. There is a useful study to the front of the property and to the rear is the dining room, which has sliding patio doors opening to the rear garden and pergola, the room has a most attractive outlook over the garden and with the doors open is such a relaxing feel. An open archway leads to the kitchen, updated in 2012 with tasteful units, an integrated sink, double oven, hob and fridge. To the rear of the kitchen is the utility room, with additional fitted units and a door leading to the back garden. From the utility room a door opens into a newly fitted shower room, with a large walk in shower cubicle, WC and wash basin it is a great addition to the property. From the shower room a door leads into the integral garage.

The first-floor landing benefits from a Velux to the front and with a galleried area overlooking the main hall and a large double airing cupboard. The four bedrooms are all doubles with the master bedroom having extensive fitted wardrobe space. Both the main bedroom and the third enjoy a pleasant view over the rear garden and bedrooms two and four have a pleasant street view over Irfon Bridge Close towards Daffodil Wood. The bathroom which was updated the same time as the kitchen in 2012, offers a modern white suite, again beautifully

presented for sale. There is a hatch with a retractable ladder off the landing giving access to the loft, which is mainly boarded and great for storage.

Outside

Externally the property is complemented by the wonderful garden which has been landscaped over the years to provide a peaceful, private garden that is well established. To the front of the property, the tarmac driveway provides a parking and turning area with access to the garage. The garage itself is a large space, ideal for either a car or workshop. You can walk around the house on either side to gain access to the rear garden, with the water feature trickling in the background you are in your own paradise! There is a large south facing paved patio seating area, with the pergola over, which enjoys the sunshine during the day. The gardens are 80% evergreen and therefore have colour for most of the year and with the extensive planting that has taken place, every week of the year there is a different colour on show. There is a large, flat lawn and an impressive detached garden room, with a brick base, with fully glazed sides, a glazed roof with automatic vents, staging, tiled floor and 4 power points it is another wonderful place to sit and relax. There is a raised vegetable bed, perfect for part of your 5-a-day! A detached timber office/store shed is tucked away, fully lagged, with power it has been used as an office over the years and it even has a double-glazed window overlooking the lawn to admire the grounds whilst you work!



A wonderful house with a spectacular garden!

The Location

The market town of Builth Wells (Llanfair ym Mault) is located at the heart of Powys, Mid-Wales in what is arguably some of the most beautiful countryside in the United Kingdom. Builth Wells lies within the Historic Boundaries of Brecknockshire, situated on the banks of the River Wye and the River Irfon – The Upper section of the Wye Valley. Builth Wells is famously known for playing host to the Royal Welsh Show, which is the biggest agricultural show in Europe and attracts over 240,000 visitors to the town each year. With a population of around two and a half thousand – the positive impact this has on many local businesses located within Builth Wells is immeasurable. Builth Wells is ideally located in regard to beautiful surroundings with the Elan Valley and Brecon Beacons both just a short drive away.

Services

We are informed the property is connected to all mains services.

Heating

The property has the benefit of gas fired central heating.

Council Tax

Powys County Council - Band F.

Tenure

We are informed the property is of freehold tenure.

Nearest Towns

- Llandrindod Wells - 8 miles
- Brecon - 17 miles
- Hay on Wye - 19 miles
- Hereford - 40 miles

Money Laundering Regulations

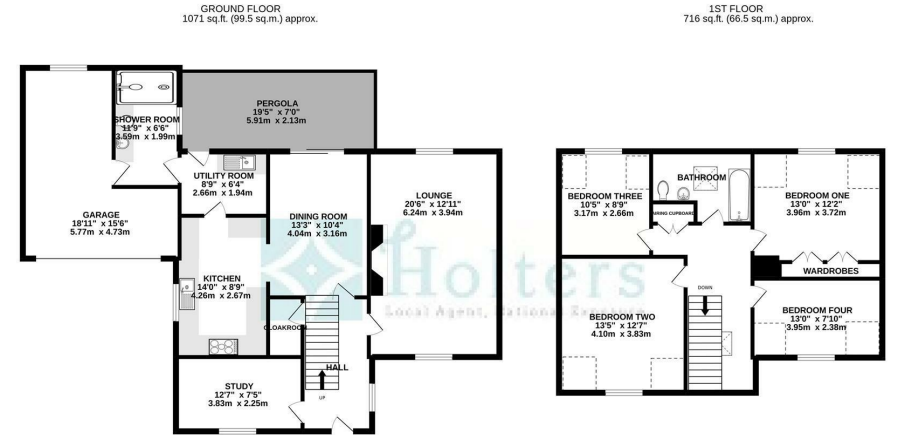
In order to comply with current legislation, we are required to obtain ID verification from all prospective purchasers. A company called Credit Safe run ID reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

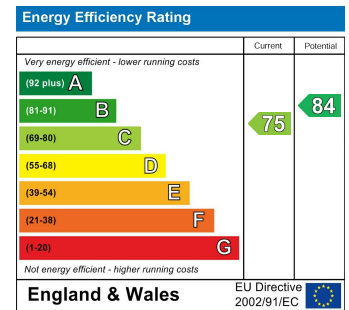
Consumer protection from unfair trading regulations 2008 -Holders for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holders for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Holders Modern Estate and Lettings Agent

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TOTAL FLOOR AREA : 1787 sq.ft. (166.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 5/2022





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